

DOUGLAS COUNTY, NV
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=2

2024-1005155

02/29/2024 09:54 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1319-30-514-008
R.P.T.T.: \$1,755.00
Escrow No.: 24039359-DR
When Recorded Return To:
The Sophia M. Cheng Living Trust dated
April 28, 2023
1372 Danville Blvd
Alamo, CA 94507

Mail Tax Statements to:
The Sophia M. Cheng Living Trust dated
April 28, 2023
1372 Danville Blvd
Alamo, CA 94507

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Zion Finck, a single person

do(es) hereby Grant, Bargain, Sell and Convey to

Sophia May Cheng, Trustee of The Sophia M. Cheng Living Trust dated April 28, 2023, as to an undivided 50% interest and Aaron Mattox, an unmarried man, as to an undivided 50% interest, as tenants in common

all that real property situated in the County of Douglas , State of Nevada, described as follows:

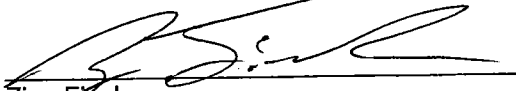
Lot 8, of Condominiums, a subdivision of Lot 4, as per the Third Amended Map of Tahoe Village Unit, Phase 2, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 14, 1979 as Document No. 35555, of Official Records of Douglas County, State of Nevada,

Together with an undivided 1/24 interest in and to that portion designated as common area as set forth in the 3rd Amended Map of Condominium recorded August 14, 1979, as Document No. 35555, of Official Records of Douglas County, State of Nevada.

Assessors Parcel No.: 1319-30-514-008

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

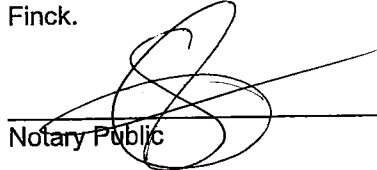
Dated this 21 day of February, 2024.


Zion Finck

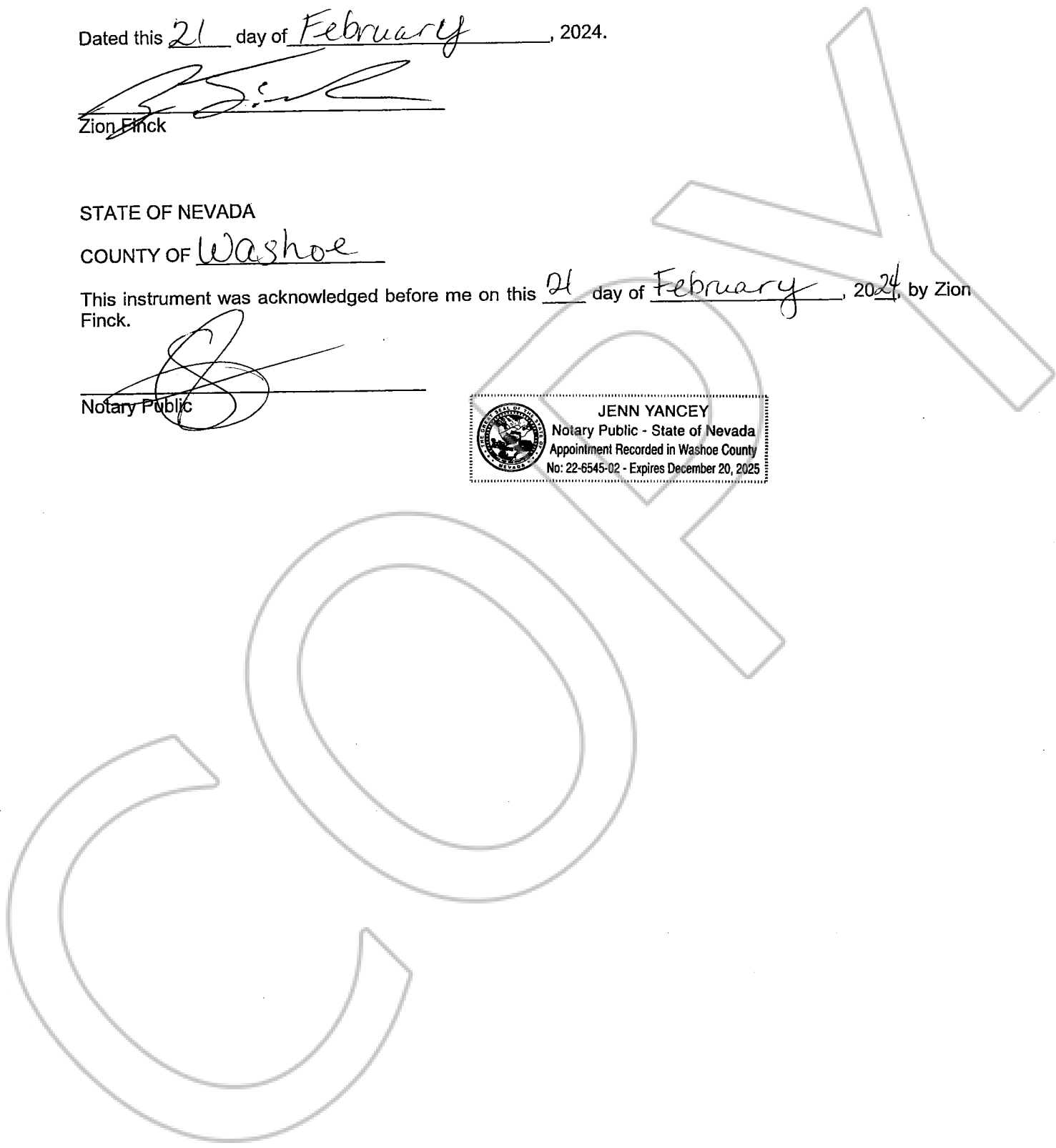
STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 21 day of February, 2024, by Zion Finck.


Notary Public

 **JENN YANCEY**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 22-6545-02 - Expires December 20, 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-514-008
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$450,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$450,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$1,755.00</u> |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: _____ Grantor

Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Zion Finck
 Address: 500 Westover Drive #17547
 City: Sanford
 State: NC Zip: 27330

Print Name: Sophia May Cheng, Trustee of The Sophia M. Cheng Living Trust dated April 28, 2023 and Aaron Mattox
 Address: 1372 Danville Blvd
 City: Alamo
 State: California Zip: 94507

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 24039359-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED